146.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,100 / 740,100
					USE VALUE:	740,100 / 740,100
					ASSESSED:	740,100 / 740,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS WILLIAM A
Owner 2:	
Owner 3:	
Street 1:	190 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FIORAVANTI GIGI A -
Owner 2:	LYONS WILLIAM A -
Street 1:	190 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5720.000	266,800		473,300	740,100
Total Card	0.131	266,800		473,300	740,100
Total Parcel	0.131	266,800		473,300	740,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.41 /Parcel: 437.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96121

GIS Ref

GIS Ref

Insp Date 05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0001.0

!11442!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,800	0	5,720.	473,300	740,100		Year end	12/23/2021
2021	101	FV	257,900	0	5,720.	473,300	731,200		Year End Roll	12/10/2020
2020	101	FV	257,900	0	5,720.	473,300	731,200	731,200	Year End Roll	12/18/2019
2019	101	FV	225,400	0	5,720.	443,700	669,100	669,100	Year End Roll	1/3/2019
2018	101	FV	225,400	0	5,720.	366,800	592,200	592,200	Year End Roll	12/20/2017
2017	101	FV	225,400	0	5,720.	337,200	562,600	562,600	Year End Roll	1/3/2017
2016	101	FV	225,400	0	5,720.	307,600	533,000	533,000	Year End	1/4/2016
2015	101	FV	211,400	0	5,720.	301,700	513,100	513,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:31:35

LAST REV

Date	Time
05/30/18	13:37:57
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIORAVANTI GIGI	63241-70		2/3/2014	Convenience	1	No	No		
HUANG EDWIN/TAM	40271-146		8/1/2003		472,450	No	No		
RECORD DOUGLAS	32692-387		4/17/2001		384,000	No	No		
TOWNES STEPHEN/	22986-379		3/16/1993		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	96121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2006	221	Re-Roof	5,760	C				
6/3/1992	219		8,000	C				ADD NEW BATH TO M/

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Inspected	163	PATRIOT
1/27/2009	Measured	336	PATRIOT
12/15/2003	MLS	HC	Helen Chinal
8/22/2001	MLS	MM	Mary M
1/6/2000	Mailer Sent		
1/4/2000	Measured	163	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5720		Sq. Ft.	Site		0	80.	1.03	9									473,282						473,300	

Total AC/HA:	0.13131	Total SF/SM:	5720	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	473,282	Spl Credit		Total:	473,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	85294
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362547
Depreciation:	95713
Depreciated Total:	266835

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

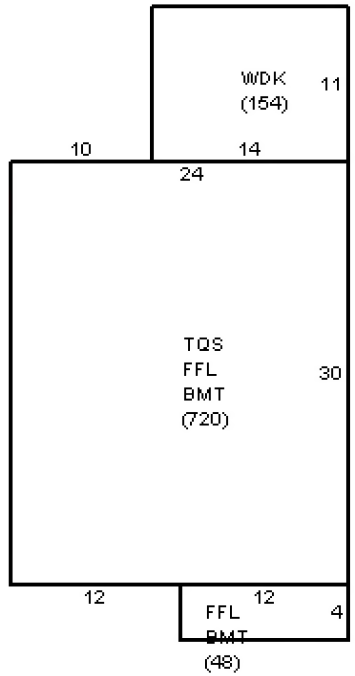
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



7

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.33
Special Features:	0	Val/Su Net:	119.64
Final Total:	266800	Val/Su SzAd	203.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.700	48,152
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	540	148.490	80,182
WDK	Deck	154	12.490	1,924

Net Sketched Area:	2,230	Total:	244,295
Size Ad	1308	Gross Area	2410	FinArea	1692
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

146.0-0005-0001.0

IMAGE

AssessPro Patriot Properties, Inc